



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 17, 2002

IN REPLY PLEASE
REFER TO FILE:

MP-2
86A.041

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**NICHOLS DEBRIS BASIN - PARCEL 2
GRANT OF EASEMENT - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 3
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve the grant of an easement for bridge and landscape purposes from the Los Angeles County Flood Control District to Carol A. Laechelt over Nichols Debris Basin, Parcel 2 (2,616± square feet), for \$11,000. Parcel 2 is located parallel with and along the west side of Nichols Canyon Road, approximately one-half mile north of Hollywood Boulevard, in the City of Los Angeles.
3. Instruct the Chairman to sign the enclosed Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to grant an easement over Nichols Debris Basin, Parcel 2, to Carol A. Laechelt. The easement is located in the 2000 block of Nichols Canyon Road, one-half mile north of Hollywood Boulevard, in the City of Los Angeles.

Ms. Laechelt owns a vacant residential lot without physical access to Nichols Canyon Road, and she has requested the easement to access the lot over a portion of the District's open concrete channel.

The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interest.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

FISCAL IMPACT/FINANCING

Ms. Laechelt has paid the appraised value of \$11,000 for the easement. This amount has been deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors.

The enclosed document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of the CEQA, this transaction is categorically exempt, as specified in Class 5 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15305 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
July 17, 2002
Page 3

CONCLUSION

Enclosed are an original and two duplicates of the Easement. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DKW:bw
P2:1157A BRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Carol A. Laechelt
1865 Nichols Canyon Road
Los Angeles, CA 90046-2125

Space Above This Line Reserved For Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
() This is conveyance of an easement and the consideration
and value is less than \$100, R & T Code Section 11911
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Numbers:
5569-019-902 (Portion)

By _____

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby grant to CAROL A. LAECHELT, a married woman, as her sole and separate property, hereinafter referred to as "Grantee" an easement for bridge and landscape purposes in, on, over, and across the real property in The City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Together with the further right to construct, reconstruct, maintain, and operate any building, structure or other improvements in, on, over, and across the easement for bridge and landscape purposes, subject to the condition that Grantee, her heirs, successors and assigns, will not perform or arrange for the performance of any construction or reconstruction work on any building, structure or other improvement until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District, provided, however, that such written approval shall not be withheld if the proposed improvements will not interfere nor adversely affect the design, construction, operation, maintenance, or integrity of any of District's existing or proposed facilities, and provided the total load imposed by such proposed building, structures, fill, other improvements and existing overburden does not exceed the sum of the design earth loads plus a live load of an H-20 loading as defined in the Standard Specifications for Bridges, adopted by the American Association of State Highway Officials, Tenth Edition. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any other reason whatsoever. District does not accept ownership or responsibility for the improvements.

Subject to all matters of record and to the following reservation and conditions which Grantee, by the acceptance of this Easement document and/or the exercise of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes.
2. Grantee agrees that she will indemnify and save harmless District, its officers, agents and/or employees, from any and all liability, loss or damage to which District, its officers, agents, and/or employees may be subjected as the result of any act or omission by Grantee, her agents or employees, arising out of the exercise by Grantee, or her agents or employees of any of the rights granted to her by this instrument.
3. It is expressly understood that District will not be called upon to construct, repair, maintain or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
4. The provision and agreements contained in this Easement document shall be binding upon Grantee, her heirs, successors and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following Grantee's exercise of these easement rights to construct such structures and improvements, Grantee agrees to pay on behalf of District, that part of any such assessment levied against District which is based on the value contributed to that area by Grantee's said improvements.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____

Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

NICHOLS DEBRIS BASIN 2 86A-RW 1 S.D. 3	M0023033
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OG:ayc:P:Conf:EASE OG NICHOLS 2

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy
(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____ Deputy

APPROVED as to title and execution,
_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By_____

NICHOLS DEBRIS BASIN 2
86A-RW 1
A.P.N. 5569-019-902 (Portion)
T.G. 593 (B4)
I.M. 40
Third District
M0023033

LEGAL DESCRIPTION

(Grant of easement for bridge and landscape purposes)

That portion of that certain parcel of land in Lot 8, Tract No. 8888, as shown on map recorded in Book 132, pages 55 to 58, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL NO. 2 in a Final Judgment, had in Superior Court Case No. 407591, a certified copy of which is recorded in Book 17530, page 286, of Official Records, in the office of said recorder, and that portion of Nichols Canyon Road, 40 feet wide, vacated by the City of Los Angeles Ordinance No. 86566, as shown on County Surveyor's Map No. B-1145, Sheet 1, on file in the office of the Director of the Department of Public Works of said County, within the following described boundaries:

Beginning at the southeasterly corner of that certain parcel of land in said Lot 8 described as PARCEL 3 in deed recorded on February 12, 2001, as Document No. 01-0227330, of said Official Records; thence easterly along the easterly prolongation of the southerly line of said PARCEL 3, a distance of 34.64 feet to the westerly sideline of that certain 40 foot wide strip of land described in deed to the City of Los Angeles, recorded in Book 19192, page 176, of said Official Records; thence northerly along said westerly sideline to the easterly prolongation of the northerly line of said PARCEL 3; thence westerly along said last-mentioned easterly prolongation, a distance of 46.45 feet to the easterly line of said PARCEL 3; thence southerly along said easterly line, a distance of 58.68 feet to the point of beginning.

Containing: 2,616" s.f.

EXHIBIT A